148.0	0004	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	908,000	/	908,000
USE VALUE:	908,000	/	908,000
ASSESSED:	908,000	/	908,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIBBARD BRENDA A/ TRUSTEE
Owner 2:	HIBBARD FAMILY TRUST
Owner 3:	
Street 1:	17 HIGGINS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HIBBARD BRENDA A -
Owner 2:	-
Street 1:	17 HIGGINS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,333 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2872 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5333.000	495,600	6,400	406,000	908,000
Total Card	0.122	495,600	6,400	406,000	908,000
Total Parcel	0.122	495,600	6,400	406,000	908,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.16 | /Parcel: 316.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97442
GIS Ref	
GIS Ref	
Insp Date	12/19/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0004-0010.0

!11574!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,900	6400	5,333.	406,000	908,300	908,300	Year End Roll	12/18/2019
2019	104	FV	382,600	6400	5,333.	406,000	795,000	795,000	Year End Roll	1/3/2019
2018	104	FV	382,600	6400	5,333.	359,600	748,600	748,600	Year End Roll	12/20/2017
2017	104	FV	359,100	6400	5,333.	301,600	667,100	667,100	Year End Roll	1/3/2017
2016	104	FV	359,100	6400	5,333.	301,600	667,100	667,100	Year End	1/4/2016
2015	104	FV	320,500	6400	5,333.	261,000	587,900	587,900	Year End Roll	12/11/2014
2014	104	FV	320,500	6400	5,333.	252,300	579,200	579,200	Year End Roll	12/16/2013
2013	104	FV	333,300	6400	5,333.	240,100	579,800	579,800		12/13/2012

PRINT

Date	Time
12/11/20	01:43:46

LAST REV

Date	Time
01/16/20	15:32:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIBBARD BRENDA	73892-319	1	12/24/2019	Convenience	1	No	No		
HIBBARD JAMES E	66217-403		10/13/2015	Convenience	1	No	No		James E Hibbard dod 10/11/2019
HIBBARD DOROTHY	61239-89		2/20/2013	Convenience	1	No	No		
	20193-466		11/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	97442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	122	Insulate	2,682					Air sealing and in
6/29/1999	385	AbvGrd.	2,600					11X18 ABOVE GN POO

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Measured	336	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5333		Sq. Ft.	Site		0	70.	1.09	8									405,993						406,000	

Total AC/HA:	0.12243	Total SF/SM:	5333	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	405,993	Spl Credit
Total:	406,000										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01559889
Const Adj.:	0.97515047
Adj $ / SQ:	168.362
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673406
Depreciation:	177779
Depreciated Total:	495627

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

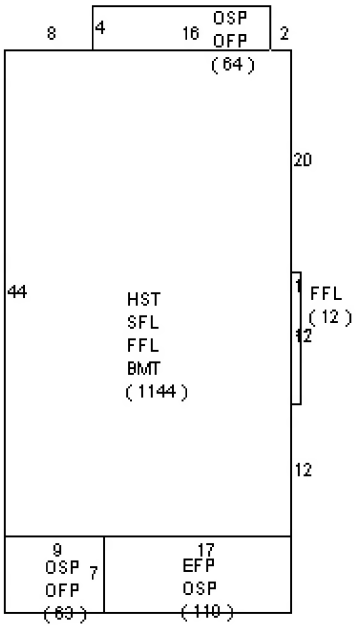
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.36
Special Features:	0	Val/Su Net:	109.94
Final Total:	495600	Val/Su SzAd	172.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	168.360	194,626
BMT	Basement	1,144	50.510	57,782
SFL	Second Floor	1,144	168.360	192,606
HST	Half Story	572	168.360	96,303
OSP	Screen Porch	246	24.890	6,124
OFP	Open Porch	127	28.760	3,652
EFP	Enclos Porch	119	48.860	5,814

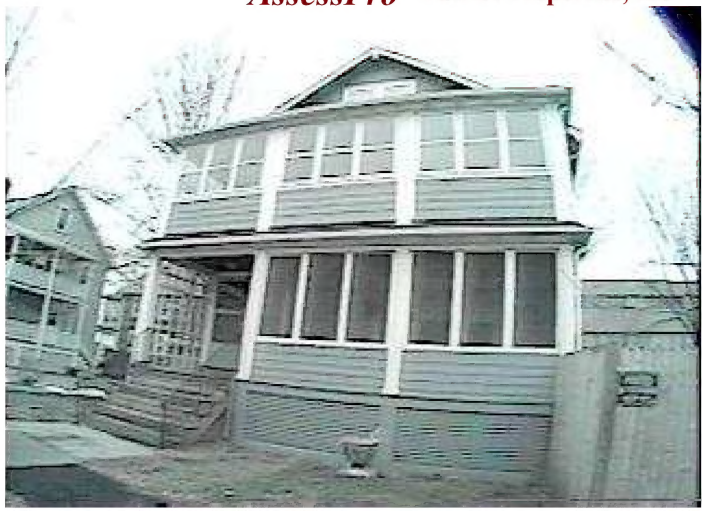
Net Sketched Area:	4,508			Total:	556,907
Size Ad	2872	Gross Are	5080	FinArea	2872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100
A2	WOOD SHD	D	Y	1	6X18	A	FR	1960	7.85	T	50	104			400			400
8	Pool A-O	D	Y	1	20	A	AV	1995	53.13	T	19.2	104			900			900

More: N	Total Yard Items:	6,400	Total Special Featues:		Total: 6,400